

BLØCKS 1 THRU 6 INCLUSIVE

[illegible]

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT; AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. AT 3:07 O'CLOCK P.M. ON THE 20TH DAY OF APRIL, 1970, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK C55, AT PAGE 259, ET AL. PLAT 15 F, CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER AND HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, WHICH HAS THE EFFECT OF BRINGING THE LATTER DECLARATION INTO FULL FORCE AND EFFECT. THE DECLARATION AFORESAID FILED FOR RECORD ON APRIL 20TH, 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20TH, 1970, AFORESAID, IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT; THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
2. THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE DEVOTED TO THE RESIDENTIAL USE AND BUSINESS OF THE LOT OWNERS OF THE PLAT UPON SAID PLAT AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
3. THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.
4. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
5. ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID, NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1,100 ^{7,000} SQUARE FEET, EXCEPT ON LOTS MARKED (8), MINIMUM SHALL BE 1,100 SQUARE FEET.
6. SETBACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON ANY LOTS REFLECTED THEREON SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
7. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
8. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBJECTED TO THE DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING SUBJECT TO THE EXISTENCE OF EASEMENTS AND PRIVILEGES THEREBY ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS _____ DAY OF _____, 197

COOPER COMMUNITIES, INC.

BY _____
VICE PRESIDENT, DEVELOPER

I HEREBY CERTIFY THAT THE PLAT SHOWN AND REFLECTED HEREON IS A TRUE AND ACCURATE SURVEY AND THAT THE CORNERS AND MONUMENTS HAVE BEEN SET AS SHOWN.

DATED THIS 8 DAY OF MARCH, 1972.

JAMES F. GORE R.L.S. NO. 93

NW⁴ NE⁴
SEC. 36

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 93

NE⁴ NE⁴
SEC. 36

BLOCK 1
MANDERA SUBDIVISION

NORTHEAST CORNER OF SECTION 36
T-1-N, R-19-W
ARKANSAS STATE PLANE
COORDINATE.
N= 740,938.133'
E= 1,708,731.125'

THE SCALE OF THIS PLAT WHEN REDUCED
TO A SIZE OF 11' X 17" IS 1" = 300'

RECORD PLAT

ENTRADA SUBDIVISION
BLOCKS 1 thru 6



COOPER COMMUNITIES, INC
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

| REVISIONS | |
|-----------|-------------|
| DATE | DESCRIPTION |
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|-----------------------|----------|
| DRAWN ^{T/A} | SHEET |
| DATE: | 1 OF |
| CHECKED ^{ES} | DWG. |
| DATE: 3/8/12 | 4-110(1) |
| JOB NO. | SCALE |
| ENG 2 | 1"=10' |

CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.
This Document No. 8123 filed for record
March 2, 1924 at 11:30 o'clock A. M.
Recorded in Plat Book 4 at page 21
Grantor's Declaration of Covenants and Restriction
recorded in Deed Record Vol. 1611, Page 73
Sharon Hilliard, Circuit Clerk

By Joan Newkirk

00 LOTS

